

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/4 MCCOMB STREET LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,585

Property type

Unit

Suburb

Lilydale

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/79 CAVE HILL ROAD LILYDALE VIC 3140	\$421,555	24-Nov-22
1/24 MCCOMB STREET LILYDALE VIC 3140	\$417,000	03-Aug-23
5/6 TAYLOR STREET LILYDALE VIC 3140	\$361,000	26-Oct-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 October 2023

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## 3/79 CAVE HILL ROAD LILYDALE VIC 3140

1 1 1

Sold Price

**\$421,555**

Sold Date **24-Nov-22**

Distance **0.12km**



## 1/24 MCCOMB STREET LILYDALE VIC 3140

1 1 1

Sold Price

<sup>RS</sup> **\$417,000**

Sold Date **03-Aug-23**

Distance **0.18km**



## 5/6 TAYLOR STREET LILYDALE VIC 3140

1 1 1

Sold Price

**\$361,000**

Sold Date **26-Oct-22**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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